



~~September 16, 2003 CPC~~  
October 21, 2003 CPC

STAFF'S  
REQUEST ANALYSIS  
AND  
RECOMMENDATION

03PR0368

Virginia Credit Union  
(Virginia Credit Union Operations Center)

Clover Hill Magisterial District  
2500 Waterford Lake Drive

**REQUEST:** The applicant is requesting Planning Commission approval of a landscape plan as required by zoning Case 86S117.

**RECOMMENDATION**

Staff recommends approval of the landscape plan with two (2) conditions for the following reasons:

1. The proposed landscape plan complies with the Ordinance standards for internal parking lot landscape area and planting requirements.
2. The recommended conditions address compliance with the Ordinance and zoning condition requirements for perimeter landscaping adjacent to public rights of way, while allowing design flexibility for landscaping and the pedestrian walk system to accommodate security issues and availability of plant materials.

**CONDITIONS**

1. Revisions to the landscape plan and substitutions to the specified plant materials may be made provided such changes maintain the overall design concept, are documented on revised plans submitted to the Planning Department, and are approved by the Planning Department prior to installation.
2. Landscape plans shall be revised and submitted to the Planning Department for review and approval, addressing the following review comments:

***Providing a FIRST CHOICE Community Through Excellence in Public Service.***

1. Label the twenty-five (25) foot "buffer area" along the proposed east-west road public road as required by the Textual Statement of Case 86S117.
2. Label the fifty (50) foot "buffer area" along Charter Colony Parkway (formerly known as Old Hundred Road) as required by the Textual Statement of Case 86S117.
3. Within each of the required buffer areas noted above, indicate existing groups of trees to remain and proposed landscaping. Provide the following note for each buffer area:

"Perimeter Landscape C is required within buffer areas. Existing plant material within the buffer areas may be credited toward landscape requirements as determined in the field by an agent of the Planning Department. If insufficient vegetation exists, additional plant material will be required to satisfy landscape requirements. Prior to occupancy of the building, call the Planning Department to schedule an inspection of existing plant material."

4. Indicate the pedestrian walkway on the landscape plan in conformance with the walk on the final approved site plan.

Any improvements permitted within the buffer area, not shown on these plans, must be approved by the Planning Commission at a later date. For permitted improvements within the buffer area, reference the definition of buffer located in the background section of this report.

#### GENERAL INFORMATION

Associated Public Hearing Case:

86S117 – Gulfstream Development Corporation

Developer:

Virginia Credit Union

Location:

Fronting approximately 1,000 feet on the east line of Charter Colony Parkway, north of Carriage Creek Lane. Tax ID 730-691-Part of 4669 (Sheet 9).

Existing Zoning and Land Use:

I-1 with Conditional Use Planned Development; Vacant

Size:

19.15 acres

Adjacent Zoning and Land Use:

North - I-1 with Conditional Use Planned Development; Vacant  
South - I-1 with Conditional Use Planned Development; Office  
East - I-1 with Conditional Use Planned Development; Vacant  
West - R-7 with Conditional Use Planned Development; Residential

BACKGROUND

Planning Commission approval of conceptual landscape plans is required by zoning Case 86S117, Textual Statement, General Condition 3.a.:

B. General Conditions.

1. Landscape Plans. The following landscape plans will be submitted:

- (a) A conceptual landscape plan will be submitted to the Planning Commission for its review contemporaneously with the schematic site plan. The conceptual landscape plan shall include the general location of existing vegetation to be retained, the location of proposed vegetative screening and buffers and extent of planting in parking lots and other internal site areas.

Landscaping and setback requirements along Charter Colony Parkway and project roads are specified in Textual Statement, General Condition 1. Buffer areas.

B. General Conditions. The following conditions would apply generally to the development of the Project.

1. Buffer areas. A 50-foot buffer area will be provided adjacent to Old Hundred Road (as relocated), and Genito Road. The buffer off Coalfield Road will be in accordance with the County's requirements. The buffer areas to be located adjacent to Powhite Parkway (as extended), would be reviewed on a site-by-site basis upon submission of schematic development plans for land adjacent to that road. A 25-foot landscape buffer area will be provided adjacent to all other Project roads.

(Note: Refer to the definition of "buffer areas" below as provided in the Textual Statement. The definition of buffer areas differs in this case from current Ordinance requirements and is more akin to current Ordinance standards for yard/setback requirements.)

The Textual Statement for Case 86S117 defines buffer area:

A. Definitions. For the sake of clarity, the following definitions will be used herein:

“Buffer area” – A portion of a site, typically along its common boundary with public roadways or other land uses, which is devoted substantially to open space and which would include existing natural vegetation, new lawns and planting, “berming” or a combination of these. No parking or buildings shall be constructed in a buffer area. The following improvements may be constructed in a buffer area, subject to the approval of the Planning Commission at the time of schematic plan review:

- (a) Jogging Paths
- (b) Regulatory and identification signage
- (c) Fences
- (d) Utilities
- (e) Roads and drives which are intended primarily for ingress to and egress from the applicable site.

Staff Landscape Notes:

- A. The trees proposed within the small diamond shaped planters within the parking lot are in excess of tree quantity requirements. Installation and/or replacement of such trees is not required.
- B. Deciduous tree sizes specified may be reduced to Ordinance minimum size standards (2-1/2 inch caliper).

#### CONCLUSION

Based on the information presented by the applicant and the recommended conditions, staff recommends approval of the conceptual landscape plan.

---

#### CASE HISTORY

---

Planning Commission Meeting (9/16/03):

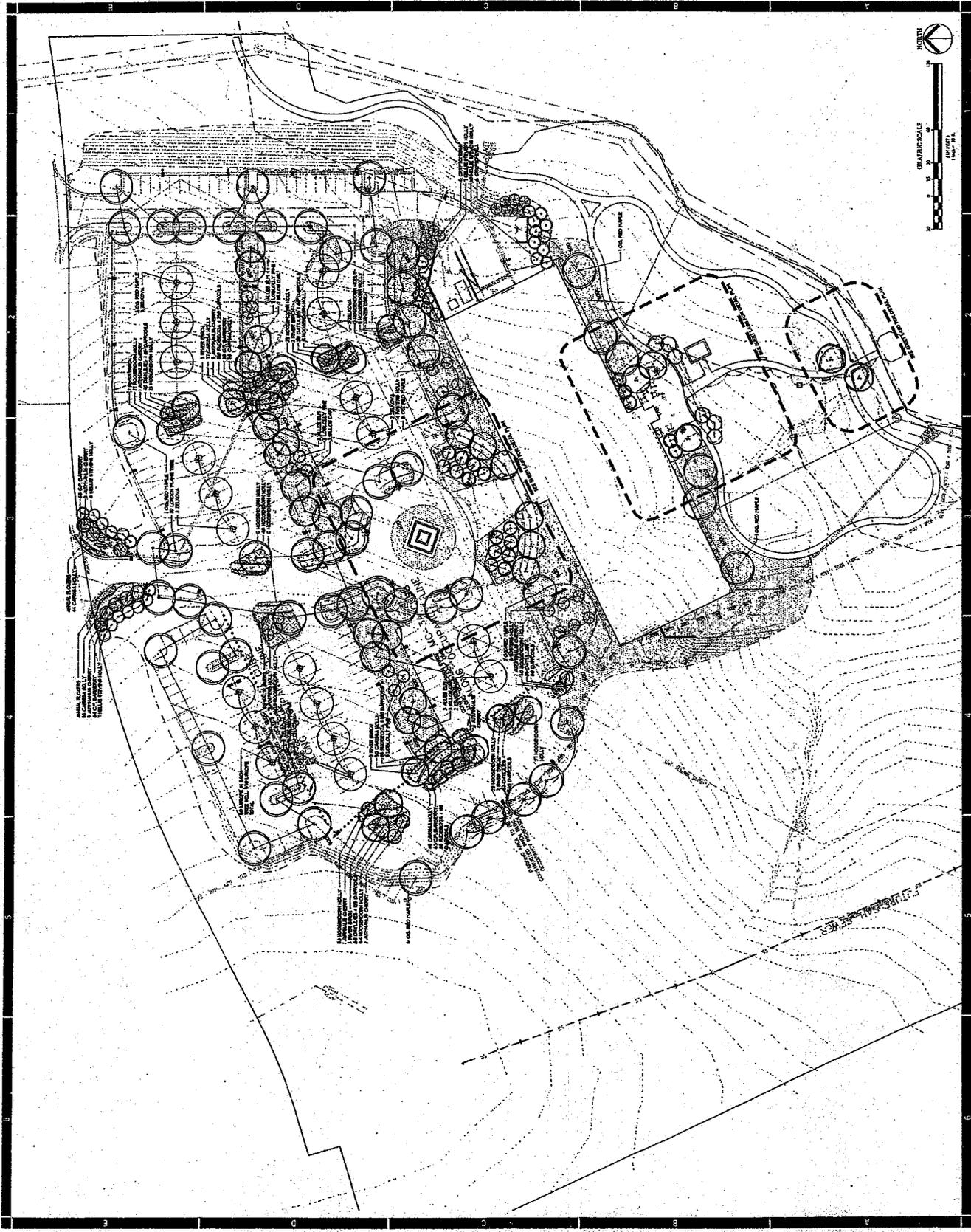
At the request of the applicant, this case was deferred for thirty (30) days to the regularly scheduled October public hearing.

---









PLANT MATERIAL SCHEDULE

NO.	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	1" x 6" x 12" PLANK	100	LF	
2	2" x 4" x 8" PLANK	50	LF	
3	4" x 4" x 8" PLANK	20	LF	
4	6" x 6" x 8" PLANK	10	LF	
5	8" x 8" x 8" PLANK	5	LF	
6	1" x 6" x 12" PLANK	100	LF	
7	2" x 4" x 8" PLANK	50	LF	
8	4" x 4" x 8" PLANK	20	LF	
9	6" x 6" x 8" PLANK	10	LF	
10	8" x 8" x 8" PLANK	5	LF	
11	1" x 6" x 12" PLANK	100	LF	
12	2" x 4" x 8" PLANK	50	LF	
13	4" x 4" x 8" PLANK	20	LF	
14	6" x 6" x 8" PLANK	10	LF	
15	8" x 8" x 8" PLANK	5	LF	
16	1" x 6" x 12" PLANK	100	LF	
17	2" x 4" x 8" PLANK	50	LF	
18	4" x 4" x 8" PLANK	20	LF	
19	6" x 6" x 8" PLANK	10	LF	
20	8" x 8" x 8" PLANK	5	LF	

PLANTING NOTES:

1. ALL DIMENSIONS OF PLANT MATERIAL SHALL BE INDICATED IN DRAWINGS TO THE LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER.
2. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR TO BE IN A HEALTHY GROWING CONDITION. PLANT MATERIALS WHICH DO NOT MEET THIS REQUIREMENT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANT MATERIALS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANT MATERIALS.
3. CONTRACTOR SHALL REMOVE STAPLES FROM TREES AT THE END OF THE ONE YEAR WARRANTY PERIOD.
4. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR TO BE IN A HEALTHY GROWING CONDITION. PLANT MATERIALS WHICH DO NOT MEET THIS REQUIREMENT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
5. ALL PLANTING BED AREAS SHALL BE COVERED WITH 4.5" MINIMUM LAYER OF 2" x 4" x 8" PLANKS OR EQUIVALENT.
6. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR FOR THE PLANTING OF ALL PLANT MATERIALS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANT MATERIALS.
7. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR FOR THE PLANTING OF ALL PLANT MATERIALS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANT MATERIALS.
8. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR FOR THE PLANTING OF ALL PLANT MATERIALS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANT MATERIALS.
9. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR FOR THE PLANTING OF ALL PLANT MATERIALS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANT MATERIALS.
10. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR FOR THE PLANTING OF ALL PLANT MATERIALS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANT MATERIALS.

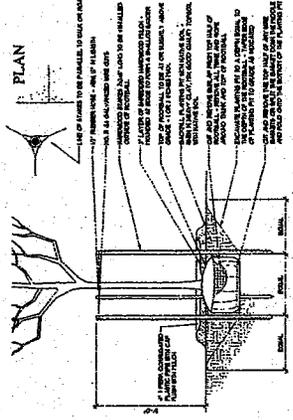
CHESTERFIELD COUNTY STANDARD NOTES:

1. PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR TO BE IN A HEALTHY GROWING CONDITION. PLANT MATERIALS WHICH DO NOT MEET THIS REQUIREMENT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
2. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR FOR THE PLANTING OF ALL PLANT MATERIALS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANT MATERIALS.
3. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR FOR THE PLANTING OF ALL PLANT MATERIALS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANT MATERIALS.
4. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR FOR THE PLANTING OF ALL PLANT MATERIALS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANT MATERIALS.
5. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR FOR THE PLANTING OF ALL PLANT MATERIALS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANT MATERIALS.
6. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR FOR THE PLANTING OF ALL PLANT MATERIALS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANT MATERIALS.
7. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR FOR THE PLANTING OF ALL PLANT MATERIALS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANT MATERIALS.
8. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR FOR THE PLANTING OF ALL PLANT MATERIALS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANT MATERIALS.
9. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR FOR THE PLANTING OF ALL PLANT MATERIALS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANT MATERIALS.
10. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR FOR THE PLANTING OF ALL PLANT MATERIALS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANT MATERIALS.

CHESTERFIELD COUNTY LANDSCAPE CALCULATIONS

ITEM	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	1" x 6" x 12" PLANK	100	LF	
2	2" x 4" x 8" PLANK	50	LF	
3	4" x 4" x 8" PLANK	20	LF	
4	6" x 6" x 8" PLANK	10	LF	
5	8" x 8" x 8" PLANK	5	LF	
6	1" x 6" x 12" PLANK	100	LF	
7	2" x 4" x 8" PLANK	50	LF	
8	4" x 4" x 8" PLANK	20	LF	
9	6" x 6" x 8" PLANK	10	LF	
10	8" x 8" x 8" PLANK	5	LF	

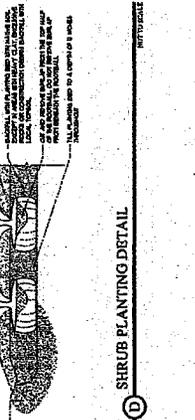
DECIDUOUS TREE STAKING DETAIL



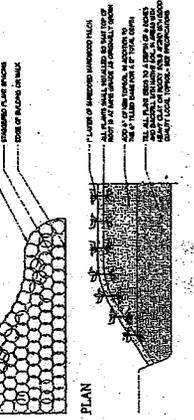
SHRUB PLANTING DETAIL



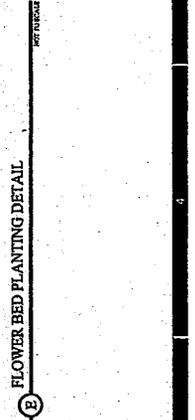
CONIFER AND EVERGREEN TREE STAKING DETAIL

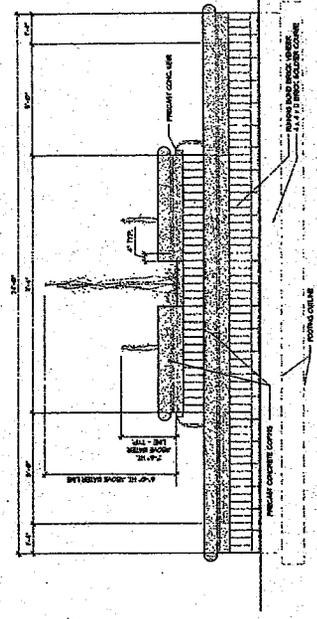


FLOWER BED PLANTING DETAIL

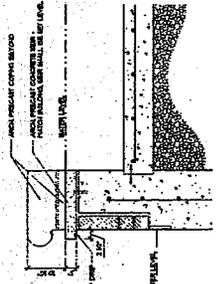


GROUNDCOVER BED PLANTING DETAIL

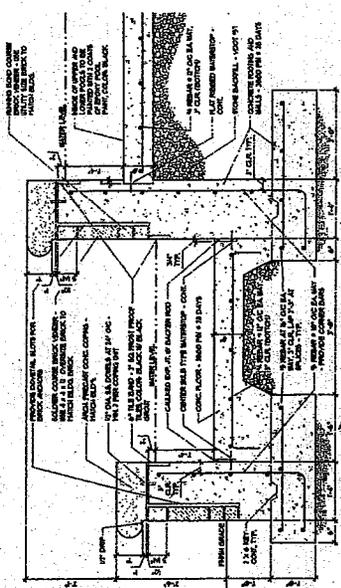




SECTION 1  
TYPICAL FOUNTAIN ELEVATION  
SCALE: 1/4" = 1'-0"



SECTION 2  
TYPICAL WELL SECTION  
SCALE: 1/4" = 1'-0"



SECTION 3  
FOUNTAIN SECTION  
SCALE: 1/4" = 1'-0"

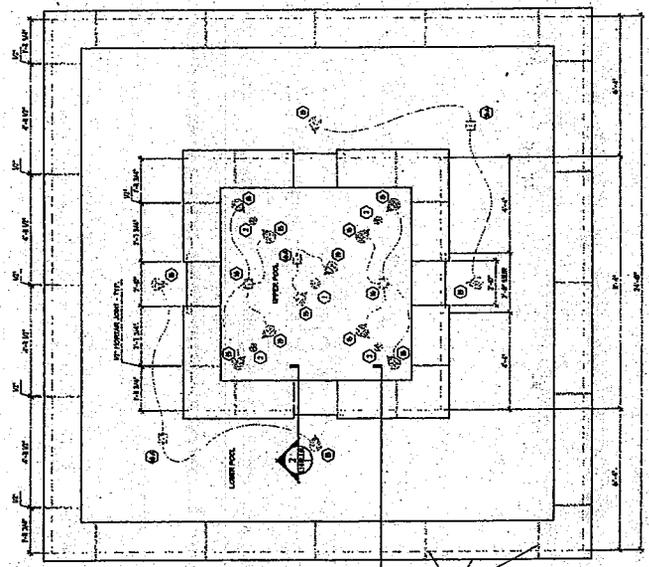
**EQUIPMENT LIST**

1. PRECAST CONCRETE FOUNTAIN ELEVATION
2. PRECAST CONCRETE WELL SECTION
3. PRECAST CONCRETE FOUNTAIN SECTION
4. PRECAST CONCRETE FOUNTAIN PLAN
5. PRECAST CONCRETE FOUNTAIN ELEVATION
6. PRECAST CONCRETE WELL SECTION
7. PRECAST CONCRETE FOUNTAIN SECTION
8. PRECAST CONCRETE FOUNTAIN PLAN
9. PRECAST CONCRETE FOUNTAIN ELEVATION
10. PRECAST CONCRETE WELL SECTION
11. PRECAST CONCRETE FOUNTAIN SECTION
12. PRECAST CONCRETE FOUNTAIN PLAN
13. PRECAST CONCRETE FOUNTAIN ELEVATION
14. PRECAST CONCRETE WELL SECTION
15. PRECAST CONCRETE FOUNTAIN SECTION
16. PRECAST CONCRETE FOUNTAIN PLAN
17. PRECAST CONCRETE FOUNTAIN ELEVATION
18. PRECAST CONCRETE WELL SECTION
19. PRECAST CONCRETE FOUNTAIN SECTION
20. PRECAST CONCRETE FOUNTAIN PLAN

**EQUIPMENT LIST**

1. PRECAST CONCRETE FOUNTAIN ELEVATION
2. PRECAST CONCRETE WELL SECTION
3. PRECAST CONCRETE FOUNTAIN SECTION
4. PRECAST CONCRETE FOUNTAIN PLAN
5. PRECAST CONCRETE FOUNTAIN ELEVATION
6. PRECAST CONCRETE WELL SECTION
7. PRECAST CONCRETE FOUNTAIN SECTION
8. PRECAST CONCRETE FOUNTAIN PLAN
9. PRECAST CONCRETE FOUNTAIN ELEVATION
10. PRECAST CONCRETE WELL SECTION
11. PRECAST CONCRETE FOUNTAIN SECTION
12. PRECAST CONCRETE FOUNTAIN PLAN
13. PRECAST CONCRETE FOUNTAIN ELEVATION
14. PRECAST CONCRETE WELL SECTION
15. PRECAST CONCRETE FOUNTAIN SECTION
16. PRECAST CONCRETE FOUNTAIN PLAN
17. PRECAST CONCRETE FOUNTAIN ELEVATION
18. PRECAST CONCRETE WELL SECTION
19. PRECAST CONCRETE FOUNTAIN SECTION
20. PRECAST CONCRETE FOUNTAIN PLAN

- FOUNTAIN NOTES**
1. ALL ELECTRICAL WORK SHALL BE PROVIDED BY THE CONTRACTOR.
  2. ALL ELECTRICAL WORK SHALL BE PROVIDED BY THE CONTRACTOR.
  3. ALL ELECTRICAL WORK SHALL BE PROVIDED BY THE CONTRACTOR.
  4. ALL ELECTRICAL WORK SHALL BE PROVIDED BY THE CONTRACTOR.
  5. ALL ELECTRICAL WORK SHALL BE PROVIDED BY THE CONTRACTOR.
  6. ALL ELECTRICAL WORK SHALL BE PROVIDED BY THE CONTRACTOR.
  7. ALL ELECTRICAL WORK SHALL BE PROVIDED BY THE CONTRACTOR.
  8. ALL ELECTRICAL WORK SHALL BE PROVIDED BY THE CONTRACTOR.
  9. ALL ELECTRICAL WORK SHALL BE PROVIDED BY THE CONTRACTOR.
  10. ALL ELECTRICAL WORK SHALL BE PROVIDED BY THE CONTRACTOR.
  11. ALL ELECTRICAL WORK SHALL BE PROVIDED BY THE CONTRACTOR.
  12. ALL ELECTRICAL WORK SHALL BE PROVIDED BY THE CONTRACTOR.
  13. ALL ELECTRICAL WORK SHALL BE PROVIDED BY THE CONTRACTOR.
  14. ALL ELECTRICAL WORK SHALL BE PROVIDED BY THE CONTRACTOR.
  15. ALL ELECTRICAL WORK SHALL BE PROVIDED BY THE CONTRACTOR.
  16. ALL ELECTRICAL WORK SHALL BE PROVIDED BY THE CONTRACTOR.
  17. ALL ELECTRICAL WORK SHALL BE PROVIDED BY THE CONTRACTOR.
  18. ALL ELECTRICAL WORK SHALL BE PROVIDED BY THE CONTRACTOR.
  19. ALL ELECTRICAL WORK SHALL BE PROVIDED BY THE CONTRACTOR.
  20. ALL ELECTRICAL WORK SHALL BE PROVIDED BY THE CONTRACTOR.

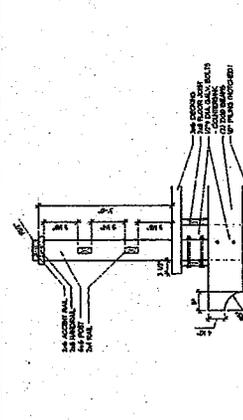


SECTION 4  
FOUNTAIN PLAN  
SCALE: 1/4" = 1'-0"

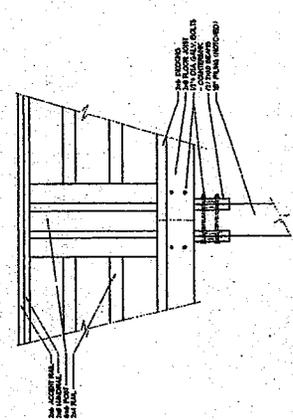




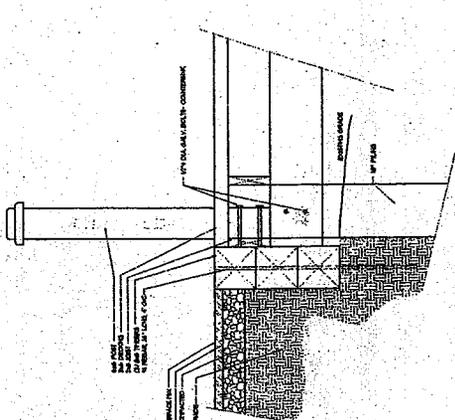
NO.	REVISION	DATE
1	ISSUE FOR PERMIT	08/21/12
2	ISSUE FOR PERMIT	08/21/12
3	ISSUE FOR PERMIT	08/21/12
4	ISSUE FOR PERMIT	08/21/12
5	ISSUE FOR PERMIT	08/21/12
6	ISSUE FOR PERMIT	08/21/12
7	ISSUE FOR PERMIT	08/21/12
8	ISSUE FOR PERMIT	08/21/12
9	ISSUE FOR PERMIT	08/21/12
10	ISSUE FOR PERMIT	08/21/12
11	ISSUE FOR PERMIT	08/21/12
12	ISSUE FOR PERMIT	08/21/12
13	ISSUE FOR PERMIT	08/21/12
14	ISSUE FOR PERMIT	08/21/12
15	ISSUE FOR PERMIT	08/21/12
16	ISSUE FOR PERMIT	08/21/12
17	ISSUE FOR PERMIT	08/21/12
18	ISSUE FOR PERMIT	08/21/12
19	ISSUE FOR PERMIT	08/21/12
20	ISSUE FOR PERMIT	08/21/12
21	ISSUE FOR PERMIT	08/21/12
22	ISSUE FOR PERMIT	08/21/12
23	ISSUE FOR PERMIT	08/21/12
24	ISSUE FOR PERMIT	08/21/12
25	ISSUE FOR PERMIT	08/21/12
26	ISSUE FOR PERMIT	08/21/12
27	ISSUE FOR PERMIT	08/21/12
28	ISSUE FOR PERMIT	08/21/12
29	ISSUE FOR PERMIT	08/21/12
30	ISSUE FOR PERMIT	08/21/12
31	ISSUE FOR PERMIT	08/21/12
32	ISSUE FOR PERMIT	08/21/12
33	ISSUE FOR PERMIT	08/21/12
34	ISSUE FOR PERMIT	08/21/12
35	ISSUE FOR PERMIT	08/21/12
36	ISSUE FOR PERMIT	08/21/12
37	ISSUE FOR PERMIT	08/21/12
38	ISSUE FOR PERMIT	08/21/12
39	ISSUE FOR PERMIT	08/21/12
40	ISSUE FOR PERMIT	08/21/12
41	ISSUE FOR PERMIT	08/21/12
42	ISSUE FOR PERMIT	08/21/12
43	ISSUE FOR PERMIT	08/21/12
44	ISSUE FOR PERMIT	08/21/12
45	ISSUE FOR PERMIT	08/21/12
46	ISSUE FOR PERMIT	08/21/12
47	ISSUE FOR PERMIT	08/21/12
48	ISSUE FOR PERMIT	08/21/12
49	ISSUE FOR PERMIT	08/21/12
50	ISSUE FOR PERMIT	08/21/12



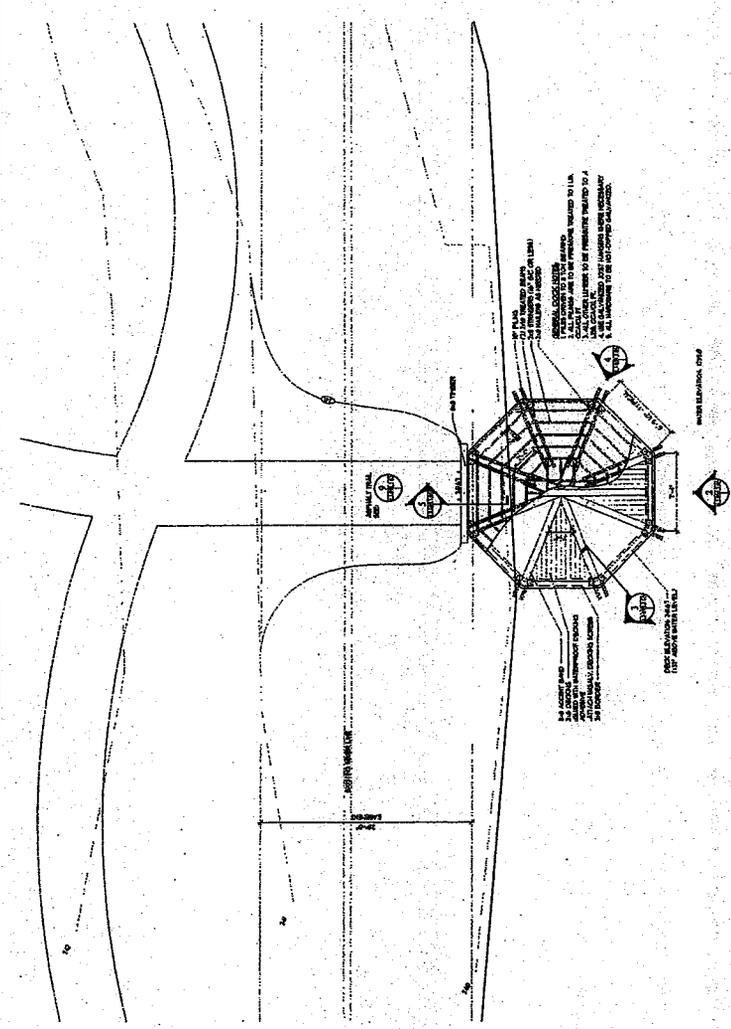
3  
SECTION ELEVATION  
HANDRAIL DETAIL  
SCALE 1/4" = 1'-0"



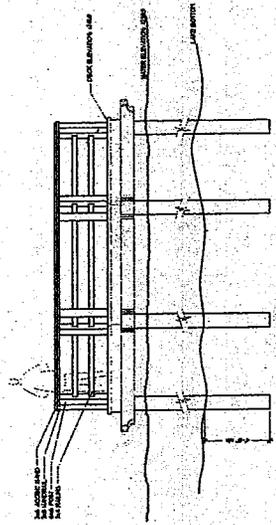
4  
SECTION ELEVATION  
RAILING DETAIL  
SCALE 1/4" = 1'-0"



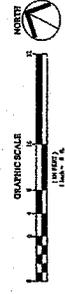
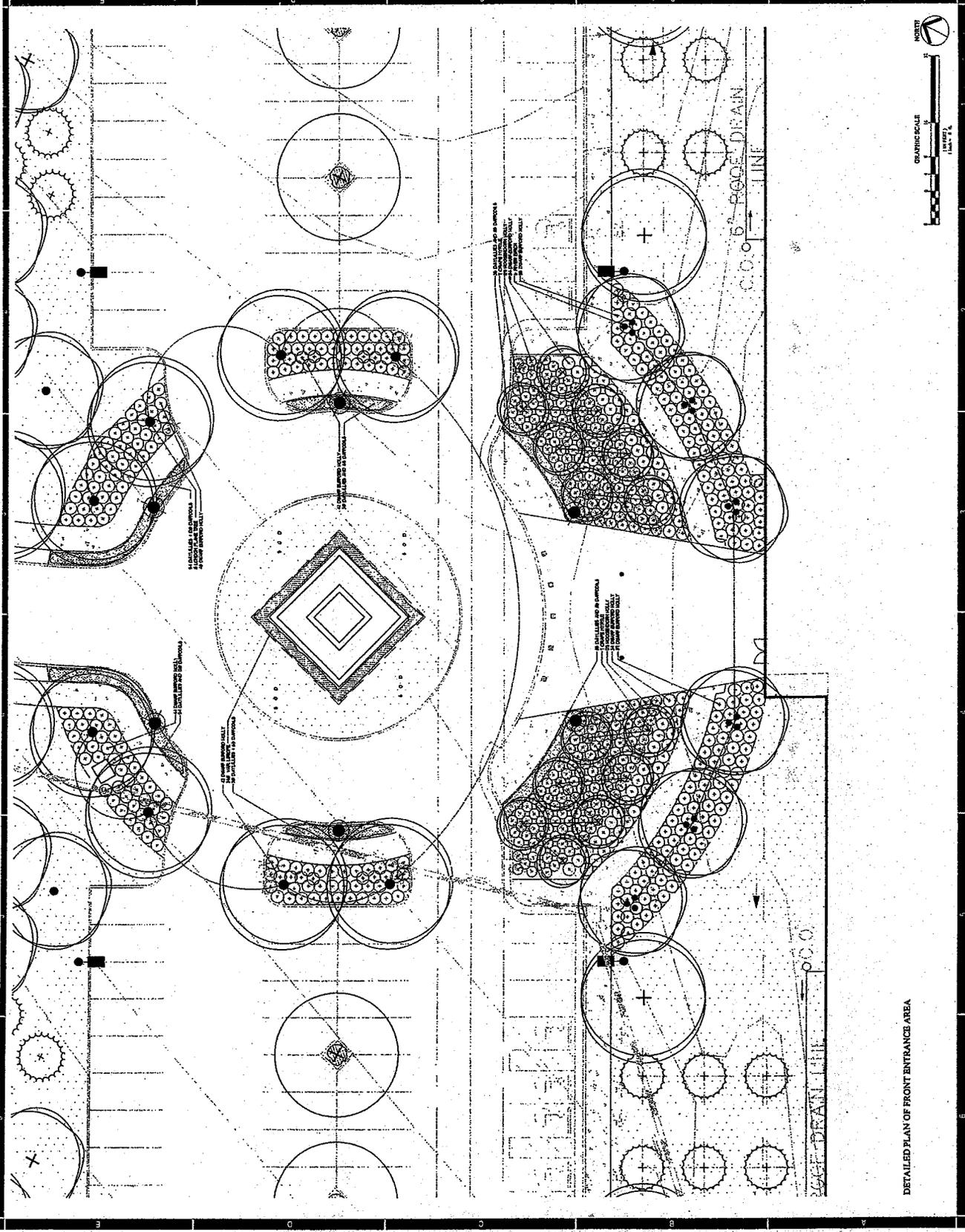
5  
SECTION ELEVATION  
TRAIL-DOCK CONNECTION  
SCALE 1/4" = 1'-0"



1  
PLAN  
DOCK/OVERLOOK  
SCALE 1/4" = 1'-0"



2  
ELEVATION  
DOCK/OVERLOOK  
SCALE 1/4" = 1'-0"



DETAILED PLAN OF FRONT ENTRANCE AREA

MEMBER ORGANIZATION  
VIRGINIA  
CREDIT  
UNION

COMMISSIONER  
OPERATIC  
CENTER

CHESTERFIELD  
COUNTY,  
VIRGINIA



HIGGINS &  
GERTSON  
LANDSCAPE ARCHITECTS



ARCHITECTS, ENGINEERS & INTERIOR DESIGNERS  
1000 WEST MAIN STREET, SUITE 100  
DANVILLE, VIRGINIA 22026  
PHONE: 753-1111  
FAX: 753-1112  
WWW.BASKERVILLEANDSON.COM

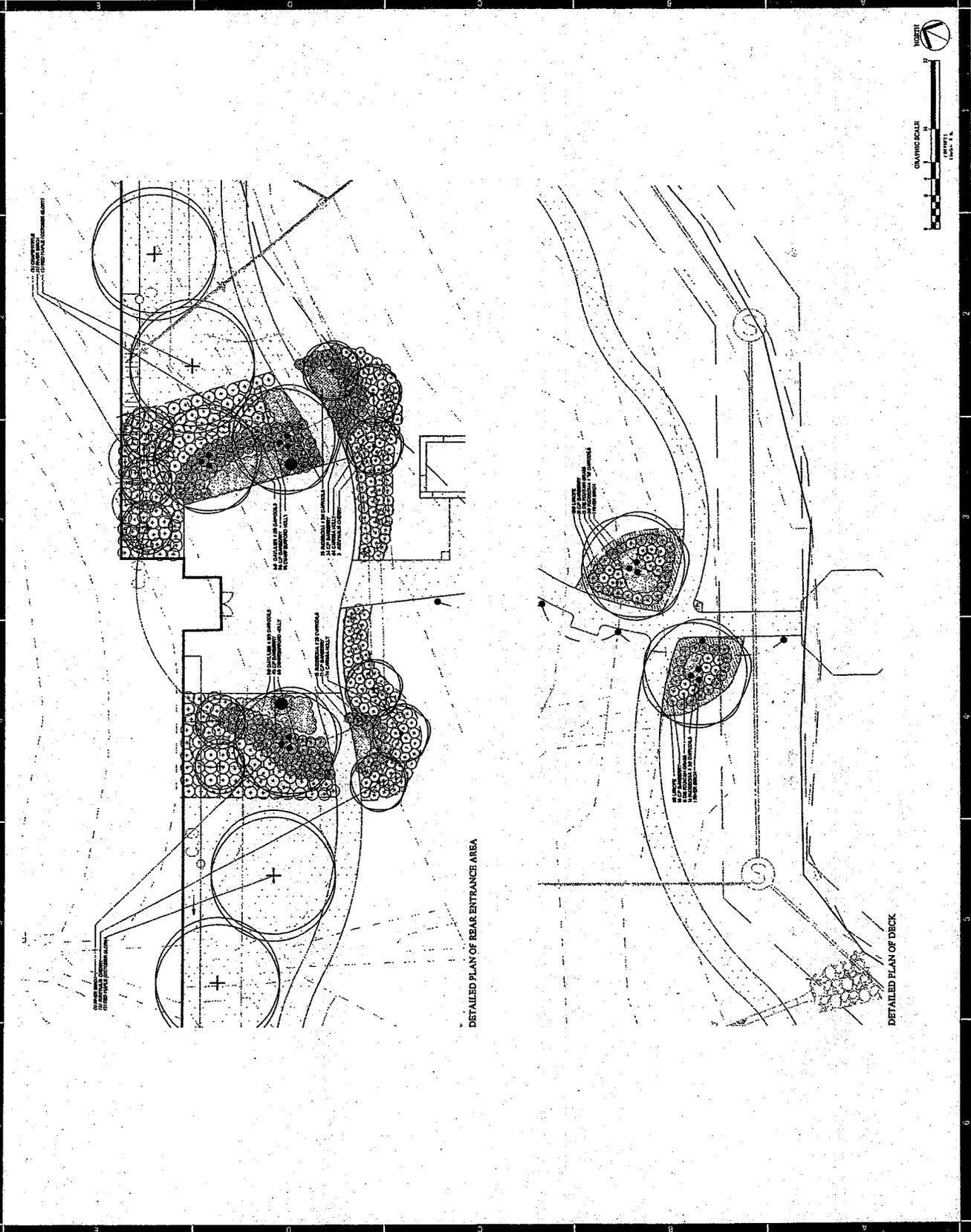
DATE: AUGUST 21,

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	7/20/11
2	REVISED PLAN	8/21/11
3	REVISED PLAN	8/21/11
4	REVISED PLAN	8/21/11
5	REVISED PLAN	8/21/11
6	REVISED PLAN	8/21/11
7	REVISED PLAN	8/21/11
8	REVISED PLAN	8/21/11
9	REVISED PLAN	8/21/11
10	REVISED PLAN	8/21/11
11	REVISED PLAN	8/21/11
12	REVISED PLAN	8/21/11
13	REVISED PLAN	8/21/11
14	REVISED PLAN	8/21/11
15	REVISED PLAN	8/21/11
16	REVISED PLAN	8/21/11
17	REVISED PLAN	8/21/11
18	REVISED PLAN	8/21/11
19	REVISED PLAN	8/21/11
20	REVISED PLAN	8/21/11

DATE: AUGUST 21,  
AUGUST 21,

PROJECT: REAR TERRACE DECK & BETA LANDSCAPE

PROJECT NO.: 2020385



03PR0368-9